



# WEST LODGE

— SELLY OAK —



PROPERTY GROUP

# WEST LODGE

SELLY OAK



Computer Generated Image



## ICONIC LIVING

**West Lodge is a converted building which has a history of its own, dating back to the 1800's.**

Formerly part of Selly Oak hospital, the building was granted listed status following a visit by the Queen and Prince Charles. The Prince's interest in architecture led him to ask for it to be listed as it was a beautiful example of a building from its period.

The area is popular with students and medical professionals as the area has many hospitals and Universities, including the University of Birmingham and the Queen Elizabeth Hospital.

West Lodge is an exclusive development of just 10 luxury apartments, each having its own unique design. There is a mix of 1 and 2 bedroom apartments, including six duplex apartments, three with en-suite bathrooms.

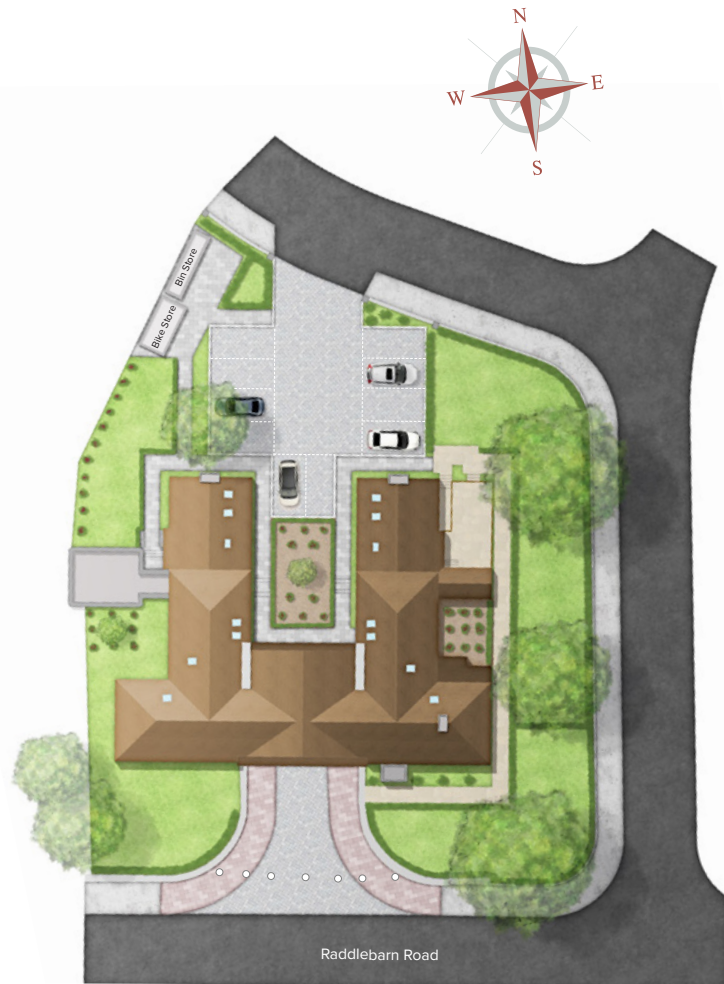
While the design of each apartment is Individual, they all benefit from an open

plan living area finished to the highest standard and with modern fittings. The building benefits from high ceilings which creates a spacious atmosphere with plenty of light. West Lodge also has one parking space available per apartment for residents.

The development is ideally placed for commuters into Birmingham and the surrounding area and has easy access to the Queen Elizabeth Hospital, the city centre and Birmingham University. Selly Oak has its own train station with trains running into the city as well as to Redditch and Lichfield, and with a stop at the University's own station. There are regular bus services to and from the city, with connections to Solihull, West Bromwich and all towns around the area.



# SITE MAP



## WEST LODGE

Raddlebarn Road, Selly Oak, Birmingham, B29 6HH



LIVING AREA





## Living in SELLY OAK

West Lodge is in Selly Oak, which is a bustling area within Birmingham. There is a lot of history surrounding the listed building, with the home of Cadbury's chocolate just next door in Bournville.

John Cadbury opened a shop in Birmingham in 1824, but his attempts at making chocolate didn't go well. His sons took over the business and bought land in Bournville. They not only created the Cadbury factory, but built a village for its workers too. The village is now incorporated into the area and Cadbury World is still a popular visitor attraction.

Selly Oak is a busy and popular area and perfectly situated for busy professionals who like to get the most out of their life. There are many places to relax and unwind and the development is secluded and peaceful and surrounded by landscaped gardens.

Selly Oak has two supermarkets close by, Sainsburys and ALDI, and the Bull Ring Shopping Centre is a 10-15 minute drive away. Selly Oak Shopping Park has many High Street chains such as Next, Wilkos and M&S foods, along with places to eat and drink, such as Nandos and Costa Coffee.

Selly Oak Park is a short walk away and offers a quiet place to walk or jog, and has a safe place for children to play. Birmingham also has the 250 acre Canon Hill Park which holds many events and is home to the Midlands Arts Centre.

There are many sports clubs and facilities in the area and there are a number of professional football teams, Edgbaston Cricket Ground hosts test matches and the city also hosts international athletics events.

As the UK's second largest city, Birmingham has plenty to offer everyone. Selly Oak is conveniently situated for everything Birmingham has to offer. The renowned Bull Ring Shopping Centre is just four miles away, and the NEC and NIA are also close by.



BOURNVILLE VILLAGE, THE HOME OF CADBURY'S CHOCOLATE



EDGBASTON CRICKET GROUND



CANON HILL PARK



# FLOOR PLANS



GROUND FLOOR

- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4
- Apartment 5



FIRST FLOOR

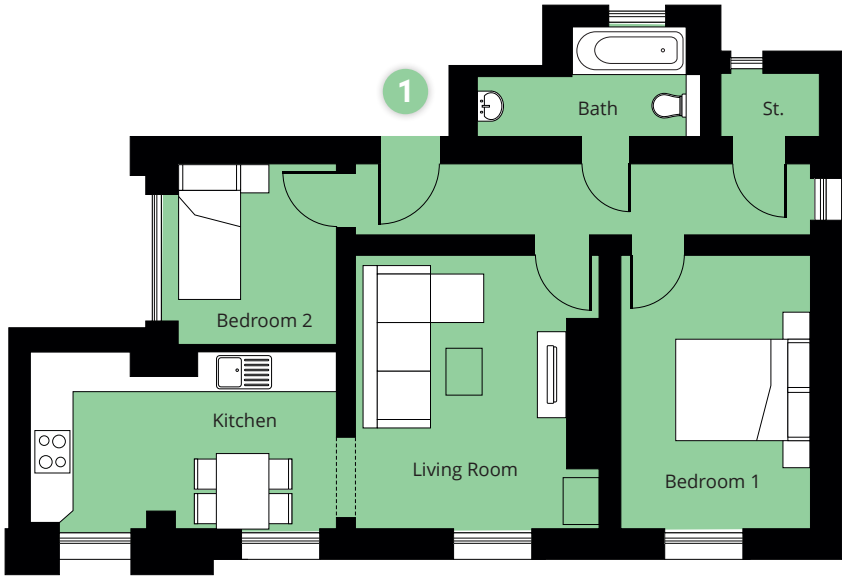
- Apartment 2 (Upper Floor)
- Apartment 5 (Upper Floor)
- Apartment 6
- Apartment 7
- Apartment 8
- Apartment 9
- Apartment 10



SECOND FLOOR

- Apartment 6 (Upper Floor)
- Apartment 7 (Upper Floor)
- Apartment 9 (Upper Floor)
- Apartment 10 (Upper Floor)

# APARTMENT 1



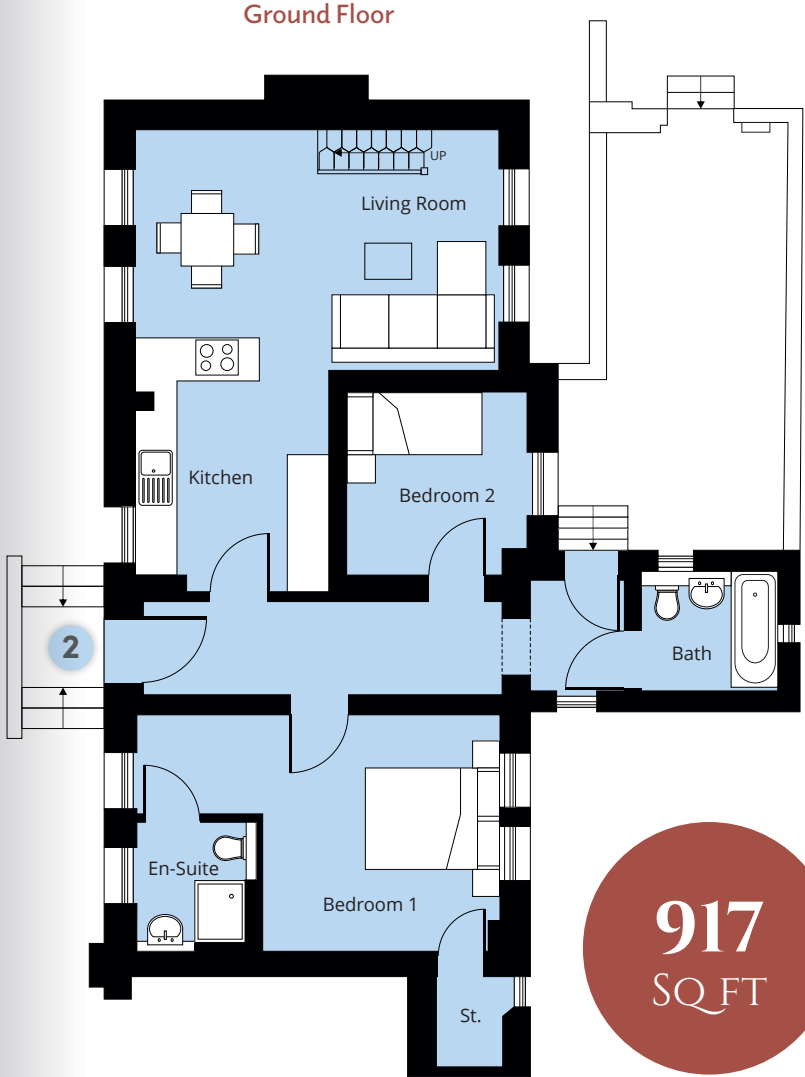
684  
SQ FT

## Ground Floor

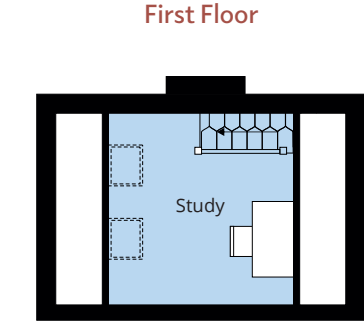
Kitchen	4.50 m	x	2.60 m
Living Room	3.60 m	x	4.10 m
Bedroom 1	2.80 m	x	4.00 m
Bedroom 2	2.30 m	x	2.70 m
Bathroom	3.30 m	x	1.60 m

Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes

# APARTMENT 2 (DUPLEX)



917  
SQ FT



## Ground Floor

Kitchen	2.86 m	x	3.60 m
Living Room	5.36 m	x	3.58 m
Bedroom 1	5.30 m	x	3.50 m
En-Suite	1.70 m	x	1.90 m
Bedroom 2	2.70 m	x	2.70 m
Bathroom	2.00 m	x	1.80 m

## First Floor

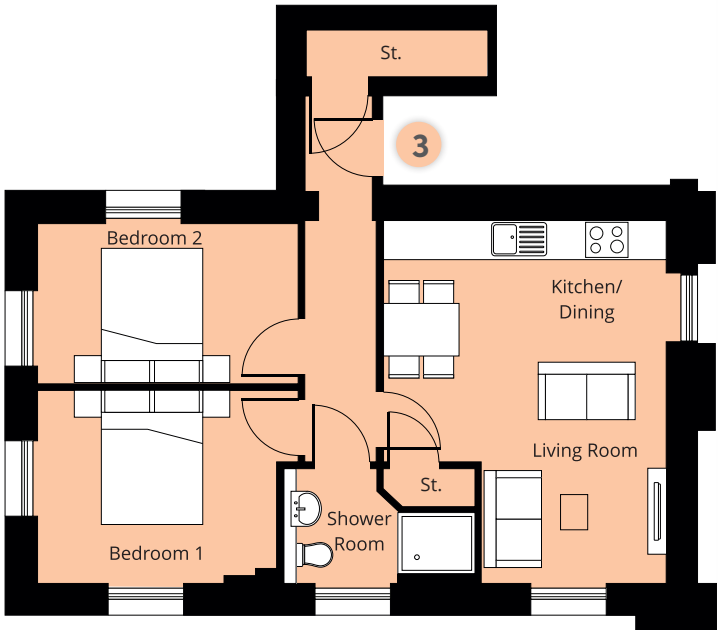
Study	3.50 m	x	3.50 m
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Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes

# APARTMENT 3



573  
SQ\_FT



## Ground Floor

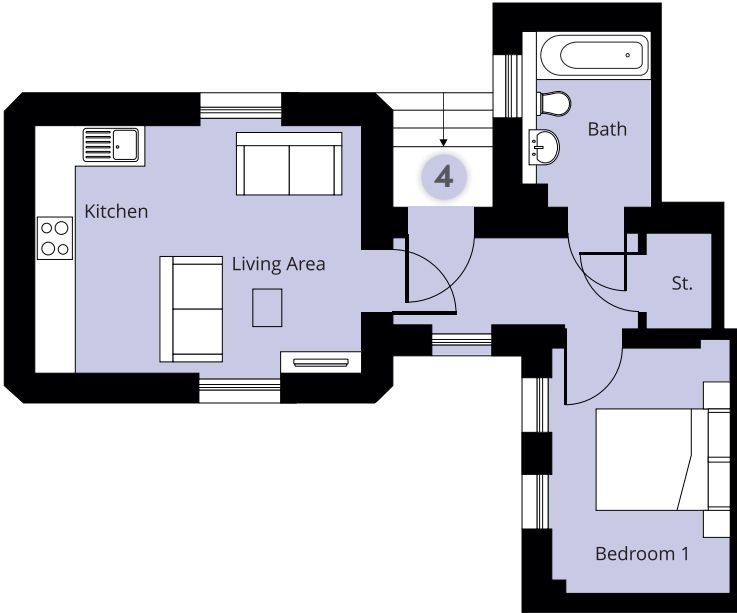
Kitchen/Living	4.20 m	x	5.40 m
Bedroom 1	3.90 m	x	2.90 m
Bedroom 2	3.90 m	x	2.40 m
Shower Room	3.10 m	x	1.70 m

Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes

# APARTMENT 4



431  
SQ\_FT



## Ground Floor

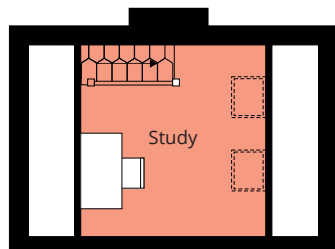
Kitchen/Living	4.80 m	x	3.70 m
Bedroom 1	2.60 m	x	3.80 m
Bathroom	1.90 m	x	2.60 m

Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes

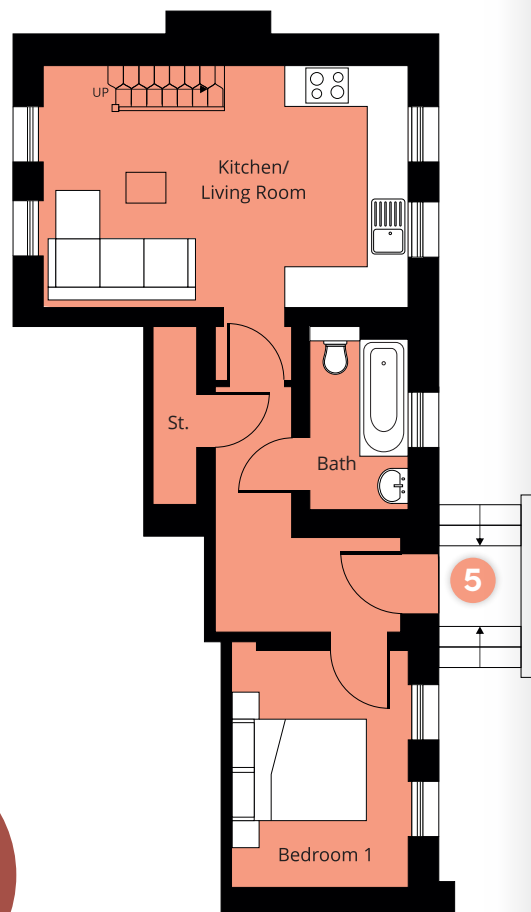
# APARTMENT 5 (DUPLEX)



First Floor



Ground Floor



## Ground Floor

Kitchen/Living	5.40 m	x	4.70 m
Bedroom 1	2.60 m	x	3.60 m
Bathroom	2.70 m	x	1.50 m

## First Floor

Study	3.50 m	x	3.50 m
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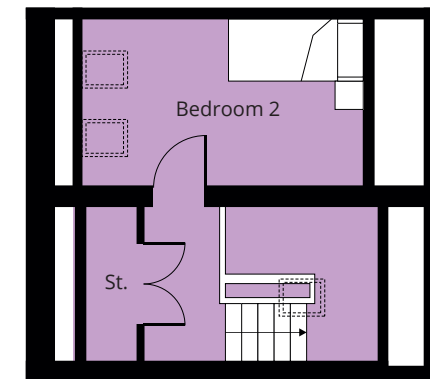
Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes

597  
SQ FT

# APARTMENT 6 (DUPLEX)



756  
SQ FT



Second Floor

## First Floor

Kitchen	3.00 m	x	2.70 m
Living/Dining	5.30 m	x	5.20 m
Bathroom	1.80 m	x	2.00 m
Bedroom 1	3.80 m	x	3.40 m

## Second Floor

Bedroom 2	4.10 m	x	2.50 m
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Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes



# APARTMENT 7 (DUPLEX)



758  
SQ.FT

## First Floor

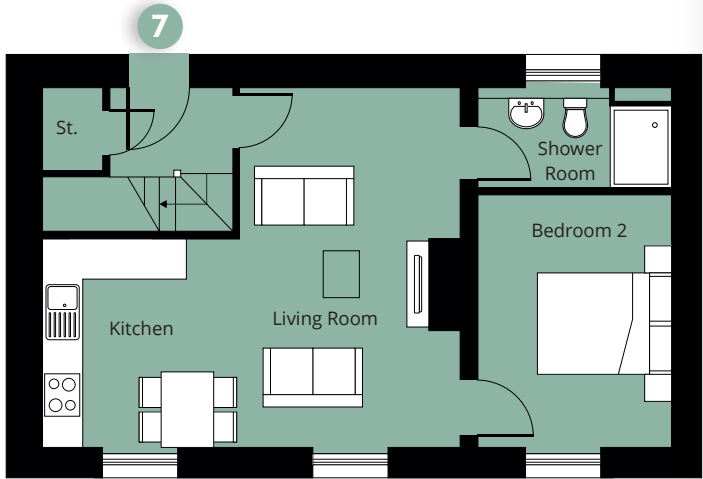
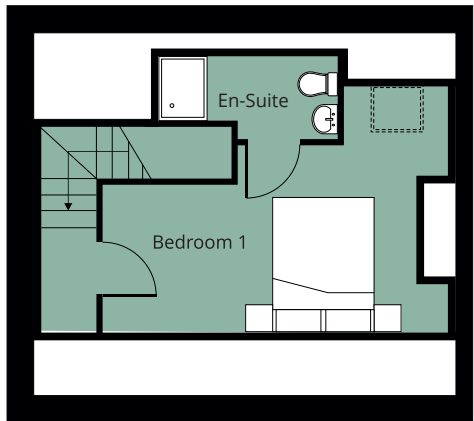
Kitchen/Living 5.30 m x 6.20 m  
Bedroom 2 2.80 m x 3.70 m  
Shower Room 2.80 m x 1.50 m

## Second Floor

Bedroom 1 5.10 m x 3.60 m  
En-Suite 2.60 m x 1.20 m

Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes

Second Floor



First Floor

# APARTMENT 8

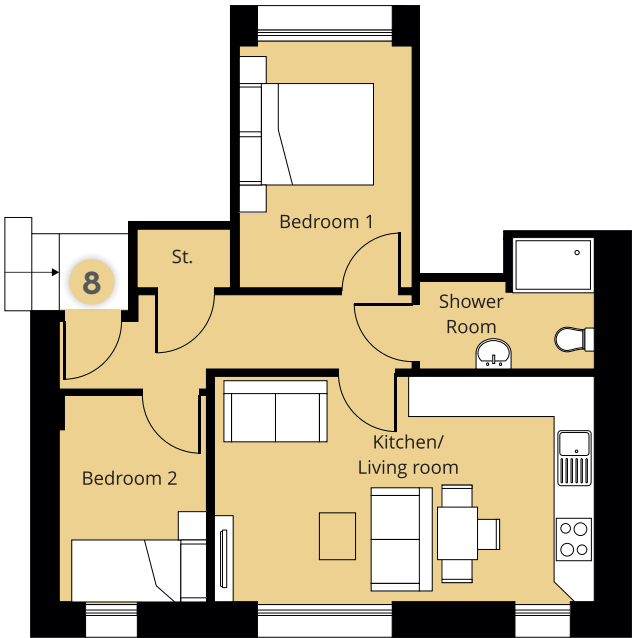


498  
SQ.FT

## First Floor

Kitchen/Living 5.50 m x 3.30 m  
Bedroom 1 2.50 m x 3.60 m  
Bedroom 2 2.20 m x 3.00 m  
Shower Room 2.60 m x 1.90 m

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# APARTMENT 9 (DUPLEX)



724  
SQ.FT

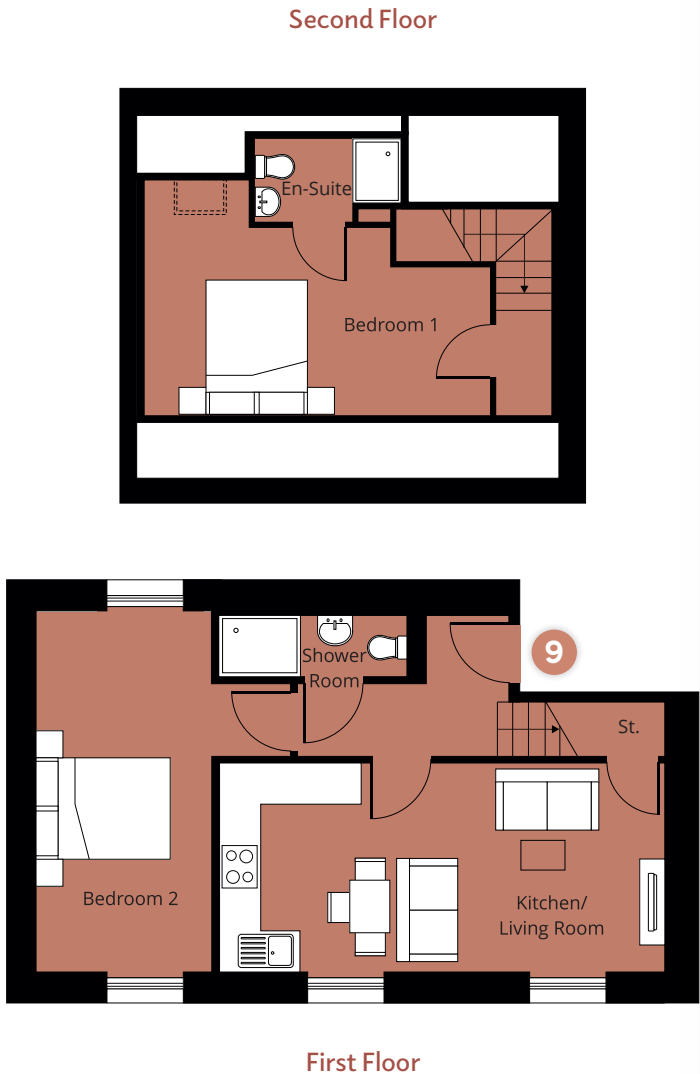
## First Floor

Kitchen/Living	6.60 m	x	3.10 m
Bedroom 2	3.70 m	x	5.30 m
Shower Room	3.00 m	x	0.90 m

## Second Floor

Bedroom 1	5.10 m	x	3.40 m
En-Suite	2.10 m	x	1.20 m

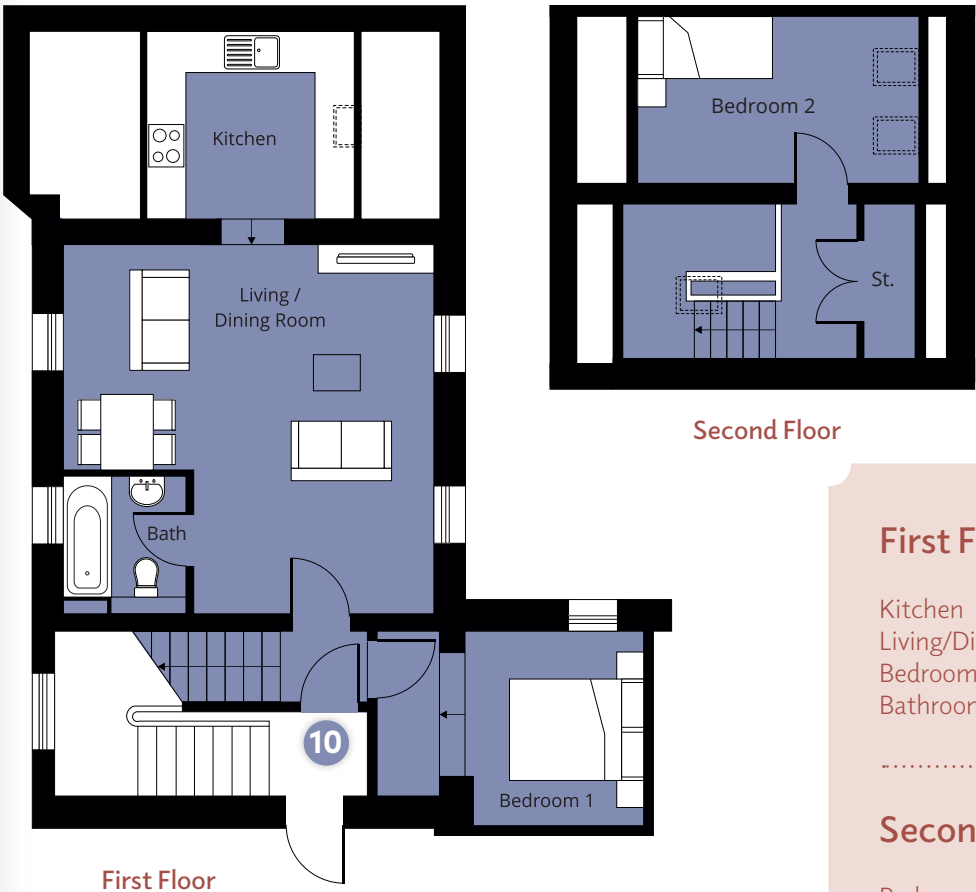
Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes



# APARTMENT 10 (DUPLEX)



739  
SQ.FT



## First Floor

Kitchen	3.00 m	x	2.70 m
Living/Dining	5.40 m	x	5.30 m
Bedroom 1	3.88 m	x	2.72 m
Bathroom	1.80 m	x	1.90 m

## Second Floor

Bedroom2	4.10 m	x	2.50 m
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Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes





BEDROOM

# SPECIFICATION

## KITCHENS / LIVING AREA

- Crown Imperial - renowned world class British manufacturer of high quality British furniture
- Soft close luxury drawers and doors
- Complementary work tops
- Integrated Siemens oven, Siemens microwave, Siemens hob, Siemens hood (appliances may vary within each apartment)
- Integrated 70:30 fridge freezer and washing machine
- Stainless steel modern mixer tap
- LED downlights
- Balterio Chelsea extra laminated floor (Board walk oak in colour, 8mm thickness, heavy domestic use, 100% carefree polypropylene)

## BATHROOMS / EN-SUITES

- Designer sanitary ware with vanity unit and ceramic basin
- Either 'L' shape or standard bath with shower mixer
- Mono basin mixer tap
- Low profile shower tray and shower thermostatic mixer bar with riser mix
- Toilet frames with dual flush button and concealed WC cistern
- Wall hung square toilet pan with soft close seat
- Chrome radiator

## HALLWAY

- Pendant light
- Carpet/laminated floor
- Modern Crown matt paint finishes on wall

## BEDROOMS

- Pendant light
- Modern Crown matt paint finishes on wall
- Sumptuous Moods chinchilla colour carpet throughout bedroom (tog rating of 1.86, heavy domestic use)

## OTHER

- Smart Hive/Nest thermostat
- Access is controlled via Intercom system to front entrance with colour video phone receivers
- Worcester Bosch boiler - one of the best boilers for their quality of standards and energy efficiency ratings
- Off road parking
- CCTV cameras
- Each apartment has a TV aerial system and telephone port

## WARRANTY

- 10 year ICW warranty





# LOCATION

Raddlebarn Road, Selly Oak, Birmingham, B29 6HH



## Points of Interest

**Nearest Train Stations**  
Selly Oak Station .....0.4 miles  
Bournville Station ..... 0.7 miles  
University Station ..... 1 mile

**Nearest Bus stops**  
Umberslade Road .... Routes 38 & 882  
Raddlebarn Road ..... Route 847

**Nearest Airport**  
Birmingham International ...10.3 miles  
**Nearest Hospital**  
Queen Elizabeth Hospital .....1.6 miles





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**MIA Property Group. 222 Alcester Road, Moseley, Birmingham, B13 8EY**

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